



2 bed apartment to buy in ME1

Keating Close, Rochester, Kent, ME1 1JX

£150,000 Starting Bid

🛏 x2 🪑 x2 🚿 x1

Tenure

Leasehold

Allocated parking

Property features

- ✓ 2 DOUBLE BEDROOMS
- ✓ BATHROOM AND ENSUITE
- ✓ LOUNGE/DINER WITH BALCONY
- ✓ SOUGHT AFTER LOCATION
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

Description

Welcome to this ideally located modern 1st floor apartment on Keating Close in Rochester, offered with NO FORWARD CHAIN. Built in 2002, this charming property offers a comfortable living space of around 600 square feet, making it perfect for small families or professionals seeking a convenient lifestyle.

As you enter via a communal hallway, the internal hall welcomes you in to the lounge diner which is particularly appealing, featuring a lovely balcony that overlooks the nearby playing field, providing a serene spot to unwind. There is also a well equipped fitted kitchen. This house boasts two spacious double bedrooms, ensuring ample space for rest and privacy. The master bedroom includes an en-suite shower room, while a family bathroom serves the second bedroom and guests, adding to the practicality of the home.

Situated within easy reach of Rochester Station, commuting is a breeze, making this property ideal for those who travel regularly. Additionally, the area is well-served by a variety of schools, including both boys' and girls' grammar schools, making it a great choice for families.

With allocated parking for two cars, you will never have to worry about finding a space. The property falls under council tax band C and has an Energy Performance Certificate (EPC) rating of C, its modern build and energy efficiency. In summary, this delightful house on Keating Close offers a perfect blend of comfort, convenience, and modern living in the heart of Rochester. Don't miss the opportunity to make this lovely property your new home. Annual Service Charge £1800 and ground Rent £50.00

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 97

Annual Ground Rent Amount: £50.00

Annual Service Charge Amount: £1,800.00

Price: Starting Bid £150,000

Property Type: Apartment

Parking: Allocated

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



Approximate total area⁽¹⁾
596 ft²
55.3 m²

Balconies and terraces
44 ft²
4.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		79	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Keating Close, Rochester, Kent, ME1 1JX

Contact your local branch today for more information on this property:

1 Chapel Lane, Pinner, Middlesex, HA5 1AA, Tel: 0208 866 0000, <http://www.gibbs-gillespie.co.uk>

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